

# THE DEPARTMENT of COMMUNITY DEVELOPMENT

City Hall, Lynchburg, VA 24504

434.455.3900

---

To: Planning Commission

From: Planning Division

Date: August 9, 2006

**RE: PRIVATE STREET NAMINGS REQUEST- "CHATEAU PLACE," "BELLA COURT" AND "GEPPETTO WAY" IN THE CANDLEWOOD COURT VILLAS, OFF CANDLEWOOD COURT**

---

## I. APPLICANT

**Property Owner:** Bulldog Development, Inc., 102 Deep Springs Circle, Forest, VA 24551-1962

**Representative:** Troy D. Williams, Hurt & Proffitt, Inc., 2524 Langhorne Road, Lynchburg, VA 24501

## II. LOCATION

The subject property is a tract of land containing 11.187 acres located on the west side of Candlewood Court, which is off Timberlake Road.

## III. PURPOSE

The purpose of the request is to name three private streets "Chateau Place," "Bella Court," and "Geppetto Way," located on the west side of Candlewood Court. The new private streets will serve 50 newly created lots for residential town home units for sale. Additional public right-of-way of 0.297 acre will be reserved for a cul-de-sac at the end of Candlewood Court. There will be no vehicular access from this development to Timbrook Place.

## IV. SUMMARY

- Request complies with City Code Section 35.105 requirements that "...all streets dedicated or private...may be assigned a name provided that a name assignment has been requested by the property owner on said street, and provided further that the Planning Commission deems the petitioned street of sufficient significance to warrant naming."
- Request complies with City Code Section 35.111 requirement that states the "proposed street name will be reviewed by the Technical Review Committee, Planning Commission and City Council, with the final decision resting with Council."

**The Planning Division recommends approval of the private street namings request.**

---

## V. FINDINGS OF FACT

1. **Background.** Troy D. Williams, Hurt & Proffitt, Inc. is requesting to name three private streets located on the west side of Candlewood Court, which is off Timberlake Road. "Chateau Place," thirty-five (35) feet in width, would extend from Candlewood Court in southwesterly and northwesterly directions for approximately 750 feet to "Bella Court." "Bella Court," thirty-five (35) feet in width, would intersect Chateau Place in a "T" for approximately 550' in southwesterly and northeasterly directions to terminate in common areas at each end. "Geppetto Way," thirty-five (35) feet in width, would extend from Bella Court approximately 100' in a northwesterly direction to terminate in a common area. Additional public right-of-way of 0.297 acre will be reserved for a cul-de-sac at the end of

Candlewood Court. There will be no vehicular access from this development to Timbrook Place.

2. **Zoning.** The subject property is zoned R-4 and R-4 “Conditional,” High Density, Multi-Family Residential District. A portion of the common area fronting on Timbrook Place is zoned R-1, Low Density, Single-Family Residential District.
3. **Waivers.** No waivers from the Subdivision Ordinance will be needed for the private street namings request.
4. **Proposed Use of Property.** The new private streets would serve 50 newly created lots for residential town home units for sale
5. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed a preliminary subdivision plat on June 6, 2006. The TRC noted the need for several revisions, most of which are minor in nature and which are expected to be resolved by the applicant prior to the approval of a final plat. The TRC had the following comments of significance to the consideration of the requested subdivision and private street namings:
  - “The driveway that comes off Candlewood Court is labeled “common area.” Will this driveway be given a private street name? If this driveway and any of the other common area drives are to be named, provide the Planning Division with the proposed name(s) for review by several agencies. City Council must approve all street names, whether private or public.”
  - The Traffic Engineer, the Fire Marshal, the Emergency Communications Administrator and the Lynchburg Post Office Customer Services Manager found that the proposed private street names “Chateau Place,” “Bella Court” and “Geppetto Way” do not conflict with any existing street names.

## VI. PLANNING DIVISION RECOMMENDED MOTION

Based on the proceeding findings of fact, the Planning Commission recommends to City Council approval of the private street names “Chateau Place,” “Bella Court” and “Geppetto Way” as private street names for the Candlewood Court Villas Subdivision, off Candlewood Court.”

This matter is hereby offered for your consideration.

William T. Martin, AICP  
City Planner

pc: Mr. L. Kimball Payne, III, City Manager  
Mr. Walter C. Erwin, City Attorney  
Mr. R. Douglas Dejarnette, Fire Marshal  
Mr. J. Lee Newland, Director of Engineering  
Lt. Danny R. Marks, Lynchburg Police Department Field Operations Bureau  
Capt. Todd Swisher, Lynchburg Police Department North Division  
Capt. H. W. Duff, Jr. Lynchburg Police Department East Division  
Capt. Al Thomas, Lynchburg Police Department South Division

Mr. Gerry L. Harter, Traffic Engineer  
Mr. Robert Drane, Building Commissioner  
Mr. Keith Wright, Zoning Official  
Mr. Robert S. Fowler, Zoning Official  
Ms. Annette M. Chenault, Planner II  
Ms. Nicole Gilkeson, Community Development Planner  
Mr. Troy D. Williams, Representative

## **VII. ATTACHMENTS**

1. **“Plat Showing Candlewood Court Villas”**  
**Hurt & Proffitt, Inc., dated May 22, 2006**